

**JOINT FEDERAL/STATE APPLICATION FOR THE ALTERATION OF ANY FLOODPLAIN, WATERWAY, TIDAL OR NONTIDAL WETLAND IN MARYLAND**

**FOR AGENCY USE ONLY**

Application Number \_\_\_\_\_ Date Determined Complete \_\_\_\_\_  
Date Received by State \_\_\_\_\_ Date(s) Returned \_\_\_\_\_  
Date Received by Corps \_\_\_\_\_  
Type of State permit needed \_\_\_\_\_ Date of Field Review \_\_\_\_\_  
Type of Corps permit needed \_\_\_\_\_ Agency Performed Field Review \_\_\_\_\_

- +++++
- Please submit 1 original and 6 copies of this form, required maps and plans to the Wetlands and Waterways Protection Program as noted on the last page of this form.
  - Any application that is not completed in full or is accompanied by poor quality drawings may be considered incomplete and result in a time delay to the applicant.

Please check one of the following:

RESUBMITTAL: \_\_\_\_\_ APPLICATION AMENDMENT: \_\_\_\_\_ MODIFICATION TO AN EXISTING PERMIT: \_\_\_\_\_  
JURISDICTIONAL DETERMINATION ONLY: \_\_\_\_\_ APPLYING FOR AUTHORIZATION  X   
PREVIOUSLY ASSIGNED NUMBER (RESUBMITTALS AND AMENDMENTS) \_\_\_\_\_

DATE  January 23, 2026

**1. APPLICANT INFORMATION:**

**APPLICANT NAME:**

A. Name:  Adam D. Genn  B. Daytime Telephone:  443.202.8900   
C. Company:  MCB HP Baltimore LLC  D. Email Address:  agenn@mcbrealestate.com   
E. Address:  2002 Clipper Park Rd, Suite 105   
F. City:  Baltimore  State:  MD  Zip:  21211

**AGENT/ENGINEER INFORMATION:**

A. Name:  Charles W. W. Mitchell, III, PE  B. Daytime Telephone:  410.281.2850   
C. Company:  STV Incorporated  D. Email Address:  charles.mitchell@stvinc.com   
E. Address:  700 Red Brook Blvd, Suite 300   
F. City:  Owings Mills  State:  MD  Zip:  21117

**ENVIRONMENTAL CONSULTANT:**

A. Name:  N/A  B. Daytime Telephone: \_\_\_\_\_  
C. Company: \_\_\_\_\_ D. Email Address: \_\_\_\_\_  
E. Address: \_\_\_\_\_  
F. City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**CONTRACTOR (If known):**  TBD

A. Name: \_\_\_\_\_ B. Daytime Telephone: \_\_\_\_\_  
C. Company: \_\_\_\_\_ D. Email Address: \_\_\_\_\_  
E. Address: \_\_\_\_\_  
F. City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PRINCIPAL CONTACT:**

A. Name:  Charles W. W. Mitchell, III, PE  B. Daytime Telephone:  410.281.2850   
C. Company:  STV Incorporated  D. Email Address:  charles.mitchell@stvinc.com   
E. Address:  700 Red Brook Blvd, Suite 300   
F. City:  Owings Mills  State:  MD  Zip:  21117

**2. PROJECT DESCRIPTION**

**a. GIVE WRITTEN DESCRIPTION OF PROJECT:**

Construction of the Inner Harbor Park and Promenade Redevelopment Project - See attached project description and the tidal waters JPA for this project filed under Tracking Number 202561793, Permit Number 25-WL-1148, AI Number 185389.

Has any portion of the project been completed?  Yes  No If Yes, explain:

Is this a residential subdivision or commercial development?  Yes  No

If yes, total number of acres on property 0.50 acres

Will there be temporary or permanent tree clearing occurring on the overall project site (i.e., uplands and wetlands), including but not limited to, tree clearing for site development, road/highways, utilities, mining, stormwater management, restoration, energy production and transmission, etc.)? Yes  No

If yes, total estimated acres of tree clearing for the overall project site: \_\_\_\_\_ acres

Does the application propose temporary fill impacting wetlands or waterways that will remain in place for more than one year?  Yes  No

**b. ACTIVITY:** Check all activities that are proposed in the wetland, waterway, floodplain, and nontidal wetland buffer as appropriate.

- A.  filling
- B.  dredging
- C.  excavating
- D.  flooding or impounding water
- E.  draining
- F.  grading
- G.  removing or destroying vegetation
- H.  building structures

Area for item(s) checked: Wetland 0 (sq. ft.) Buffer (Nontidal Wetland Only) 0 (sq. ft.)  
Expanded Buffer (Nontidal Wetland Only) 0 (sq. ft.)

Area of stream impact 0 (sq. ft.)

Length of stream affected 0 (linear feet)

**c. TYPE OF PROJECTS:** Project Dimensions

For each activity, give overall length and width (in feet), in columns 1 and 2. For multiple activities, give total area of disturbance in square feet in column 3. For activities in tidal waters, give maximum distance channelward (in feet) in column 4. For dam or small ponds, give average depth (in feet) for the completed project in column 5. Give the volume of fill or dredged material in column 6.

	Length (Ft.) 1	Width (Ft.) 2	Area (Sq. Ft.) 3	Maximum/Average Channelward Encroachment 4	Pond Depth 5	Volume of fill/dredge material (cubic yards) below MHW or OHW 6
A. <input type="checkbox"/> Bulkhead	_____	_____	_____	_____	_____	_____
B. <input type="checkbox"/> Revetment	_____	_____	_____	_____	_____	_____
C. <input type="checkbox"/> Vegetative Stabilization	_____	_____	_____	_____	_____	_____
D. <input type="checkbox"/> Gabions	_____	_____	_____	_____	_____	_____
E. <input type="checkbox"/> Groins	_____	_____	_____	_____	_____	_____
F. <input type="checkbox"/> Jetties	_____	_____	_____	_____	_____	_____
G. <input type="checkbox"/> Boat Ramp	_____	_____	_____	_____	_____	_____
H. <input type="checkbox"/> Pier	_____	_____	_____	_____	_____	_____
I. <input type="checkbox"/> Breakwater	_____	_____	_____	_____	_____	_____
J. <input type="checkbox"/> Repair & Maintenance	_____	_____	_____	_____	_____	_____
K. <input type="checkbox"/> Road Crossing	_____	_____	_____	_____	_____	_____
L. <input type="checkbox"/> Utility Line	_____	_____	_____	_____	_____	_____
M. <input type="checkbox"/> Outfall Construction	_____	_____	_____	_____	_____	_____
N. <input type="checkbox"/> Small Pond	_____	_____	_____	_____	_____	_____
O. <input type="checkbox"/> Dam	_____	_____	_____	_____	_____	_____
P. <input checked="" type="checkbox"/> Lot Fill	465'	60'	56,731	_____	_____	1,265
Q. <input checked="" type="checkbox"/> Building Structures*	530'	48'	21,500	_____	_____	0
R. <input type="checkbox"/> Culvert	_____	_____	_____	_____	_____	_____
S. <input type="checkbox"/> Bridge	_____	_____	_____	_____	_____	_____
T. <input type="checkbox"/> Stream Channelization	_____	_____	_____	_____	_____	_____
U. <input type="checkbox"/> Parking Area	_____	_____	_____	_____	_____	_____
V. <input type="checkbox"/> Dredging	_____	_____	_____	_____	_____	_____

W. 6 1.  New 2.  Maintenance 3.  Hydraulic 4.  Mechanical  
Other (explain) \_\_\_\_\_

\*Buildings will be elevated out of the floodplain per the lot fill noted above.

**d. PROJECT PURPOSE:** Give brief written description of the project purpose:

Create & Improve public infrastructure.

**3. PROJECT LOCATION:**

**a. LOCATION INFORMATION:**

A. County: Baltimore City B. City: Baltimore C. Name of waterway or closest waterway Jones Falls

D. State stream use class designation: Class I

E. Site Address or Location: 201 East Pratt Street

F. Directions from nearest intersection of two state roads:

From the intersection of I-95 N and I-395, take I-395 N toward Downtown/Inner Harbor for 1.6 miles. Continue onto S. Howard Street for 0.2 miles. Turn right onto W. Pratt Street for 0.4 Miles.

Is your project located in the Chesapeake Bay Critical Area (generally within 1,000 feet of tidal waters or tidal wetlands)?:

Yes  No

H. County Book Map Coordinates (Alexandria Drafting Co.); Excluding Garrett and Somerset Counties:

Map: \_\_\_\_\_ Letter: \_\_\_\_\_ Number: \_\_\_\_\_ (to the nearest tenth)

I. FEMA Floodplain Map Panel Number (if known): 2400870018G

J. 1. 39d 17' 8.5" N latitude 2. 76d 36' 42.0" W longitude

**b. ACTIVITY LOCATION:** Check one or more of the following as appropriate for the type of wetland/waterway where you are proposing an activity:

- A.  Tidal Waters
- B.  Tidal Wetlands
- C.  Special Aquatic Site (e.g., mudflat, vegetated shallows)
- D.  Nontidal Wetland
- E.  25-foot buffer (nontidal wetlands only)
- F.  100-foot buffer (nontidal wetland of special State concern)
- G.  In stream channel
  - 1.  Tidal
  - 2.  Nontidal
- H.  100-year floodplain (outside stream channel)
- I.  River, lake, pond
- J.  Other (Explain)

**c. LAND USE:**

A. Current Use of Parcel Is: 1. Agriculture: Has SCS designated project site as a prior converted cropland?  Yes  No

2.  Wooded 3.  Marsh/Swamp 4.  Developed

5.  Other: \_\_\_\_\_

B. Present Zoning Is: 1.  Residential 2.  Commercial/Industrial 3.  Agriculture 4.  Marina 5.  Other

C. Project complies with current zoning  Yes  No

**THE FOLLOWING INFORMATION IS REQUIRED BY THE STATE (blocks 4-7):**

**4. REDUCTION OF IMPACTS:** Explain measures taken or considered to avoid or minimize wetland losses in F. Also check Items A-E if any of these apply to your project.

- A.  Reduced the area of disturbance
- B.  Reduced size/scope of project
- C.  Relocated structures
- D.  Redesigned project

E.  Other Elevate structures and out of the floodplain. Enlarge storm drainage.

F. Explanation Elevated future structures out of the floodplain. Storm drain piping and overland relief for flood waters. For Additional information see tidal JPA.



**Describe reasons why impacts were not avoided or reduced in Q. Also check Items G-P that apply to your project.**

- |   |  |   |
|---|--|---|
| G. <input type="checkbox"/> Cost                                      | K. <input type="checkbox"/> Parcel size                                      | N. <input type="checkbox"/> Safety/public welfare issue |
| H. <input type="checkbox"/> Extensive wetlands on site                | L. <input type="checkbox"/> Other regulatory requirement                     | O. <input type="checkbox"/> Inadequate zoning           |
| I. <input checked="" type="checkbox"/> Engineering/design constraints | M. <input checked="" type="checkbox"/> Failure to accomplish project purpose | P. <input type="checkbox"/> Other                       |
| J. <input checked="" type="checkbox"/> Other natural features         |  |   |

Q. Description

Unable to redevelop Inner Harbor for public benefit without impacting the non-tidal floodplain. Grading includes fill to elevate future structures above the 100-year floodplain. Storm drain piping and overland relief prevents adverse impact from additional flooding on adjacent properties. For additional information see tidal JPA.

**5. LETTER OF AUTHORIZATION:** If you are applying for a letter of authorization for activities in nontidal wetlands and/or their buffers, explain why the project qualifies:

- |  |  |
|--|--|
| A. <input type="checkbox"/> No significant plant or wildlife value and wetland impact                | B. <input type="checkbox"/> Repair existing structure/fill |
| 1. <input type="checkbox"/> Less than 5,000 square feet  | C. <input type="checkbox"/> Mitigation Project             |
| 2. <input type="checkbox"/> In an isolated nontidal wetland less than 1 acre in size                 | D. <input type="checkbox"/> Utility Line                   |
| E. Other (explain)   | 1. <input type="checkbox"/> Overhead                       |
|  | 2. <input type="checkbox"/> Underground                    |
| F. <input type="checkbox"/> Check here if you are <b>not</b> applying for a letter of authorization. |  |

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**IF YOU ARE APPLYING FOR A LETTER OF AUTHORIZATION, PROCEED TO BLOCK 10**

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**6. ALTERNATIVE SITE ANALYSIS:** Explain why other sites that were considered for this project were rejected in M. Also check any items in D-L if they apply to your project. **(If you are applying for a letter of authorization, do not complete this block.)**

- |   |   |   |
|---|---|---|
| A. <input checked="" type="checkbox"/> 1 site | B. <input type="checkbox"/> 2 - 4 sites | C. <input type="checkbox"/> 5 or more sites |
|---|---|---|

Alternative sites were rejected/not considered for the following reason(s):

- |   |  |  |
|---|--|--|
| D. <input type="checkbox"/> Cost                                | H. <input type="checkbox"/> Greater wetlands impact        | L. <input checked="" type="checkbox"/> Other |
| E. <input type="checkbox"/> Lack of availability                | I. <input type="checkbox"/> Water dependency               |  |
| F. <input type="checkbox"/> Failure to meet project purpose     | J. <input type="checkbox"/> Inadequate zoning              |  |
| G. <input type="checkbox"/> Located outside general/market area | K. <input type="checkbox"/> Engineering/design constraints |  |

M. Explanation: **Redevelopment of an existing developed area for public benefit.**

**7. PUBLIC NEED:** Describe the public need or benefits that the project will provide in F. Also check Items in A-E that apply to your project. **(If you are applying for a letter of exemption, do not complete this block.)**

- |   |  |  |
|---|--|--|
| A. <input checked="" type="checkbox"/> Economic | C. <input checked="" type="checkbox"/> Health/welfare        | E. <input checked="" type="checkbox"/> Other <u>Resiliency</u> |
| B. <input checked="" type="checkbox"/> Safety   | D. <input type="checkbox"/> Does not provide public benefits |  |

F. Description

For additional information see tidal JPA. Tracking Number 202561793

**8. MITIGATION PLAN:** Please provide the following information. **(If you are applying for a letter of authorization outside of the Critical Area, do not complete this block.)**

a. Description of a monetary compensation proposal, if applicable (for **state requirements** only). Attach another sheet if necessary.

N/A

b. Give a brief description of the proposed mitigation project.

c. Describe why you selected your proposed mitigation site, including what other areas were considered and why they were rejected.

d. Describe how the mitigation site will be protected in the future.

**9. HAVE ADJACENT PROPERTY OWNERS BEEN NOTIFIED?** A.  Yes B.  No Provide names and mailing addresses below (Use separate sheet, if necessary). **(If you are applying for a letter of exemption, do not complete this block.)**

a. \_\_\_\_\_ b. \_\_\_\_\_ c. \_\_\_\_\_

**10. OTHER APPROVALS NEEDED/GRANTED:**

A. a. Agency	b. Date	c. Decision		d. Decision Date	e. Other Status
		1. Granted	2. Denied		
<u>MDE Tidal Wetlands Division</u>	<u>12/16/25</u>	_____	_____	_____	Pending
<u>Baltimore City DPW (SWM)</u>	_____	_____	_____	_____	Pending
<u>Baltimore City DPW (ESC)</u>	_____	_____	_____	_____	Pending
<u>Baltimore City CAMP</u>	_____	_____	_____	_____	Pending
_____	_____	_____	_____	_____	

**B. FEDERALLY AUTHORIZED CIVIL WORKS PROJECTS:** Does the project require permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers' federally authorized civil works project, structure, property, or easement (e.g., federal navigation channel, flood control levees, dams and reservoirs, lake property, etc.)?

\_\_\_\_\_ Yes  No

If yes, have you submitted a written request for Section 408 permission from the Corps district having jurisdiction over that project (i.e., Baltimore district in Maryland or Philadelphia district in C & D canal)? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, please provide the date your request was submitted to the Corps district: \_\_\_\_\_

C. EXISTING CORPS, MDE, OR ENVIRONMENTAL PROTECTION AGENCY SITE PROTECTION INSTRUMENTS: Is the proposed work located in an area encumbered by an existing site protection instrument such as a conservation easement, deed restriction, or declaration of restrictive covenants required as a condition of a prior U.S. Army Corps of Engineers', Maryland Department of the Environment, or Environmental Protection Agency authorization? \_\_\_\_\_ Yes  No

11. **HISTORIC PROPERTIES:** Is your project located in the vicinity of historic properties? (For example: structures over 50 years old, archeological sites, shell mounds, Indian or Colonial artifacts). Provide any supplemental information in Section 12.

A. \_\_\_\_\_ Yes    B.  No    C. \_\_\_\_\_ Unknown

12. **ADDITIONAL INFORMATION:** Use this space for detailed responses to any of the previous items. Attach another sheet if necessary:

See the tidal waters JPA for this project filed under Tracking Number 202561793, Permit Number 25-WL-1148, AI Number 185389.

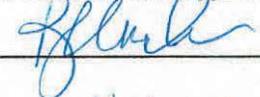
Check box if data is enclosed for any one or more of the following (see checklist for required information):

- |  |                                  |  |
|--|----------------------------------|--|
| A. _____ Soil borings                                  | D. _____ Field surveys           | G. <input checked="" type="checkbox"/> Site plan |
| B. _____ Wetland data sheets                           | E. _____ Alternate site analysis | H. _____ Avoidance and<br>minimization analysis  |
| C. _____ Photographs                                   | F. _____ Market analysis         |  |
| I. <input checked="" type="checkbox"/> Other (explain) |                                  |  |

See the tidal waters JPA for this project filed under Tracking Number 202561793, Permit Number 25-WL-1148, AI Number 185389.

**CERTIFICATION:**

Application is hereby made for a permit or permits to authorize the work described in this application. I hereby designate and authorize the agent named above to act on my behalf in the processing of this application and to furnish any information that is requested. I certify that the information on this application form and on the attached plans and specifications is true and accurate to the best of my knowledge and belief. I understand that any of the agencies involved in authorizing the proposed works may request information in addition to that set forth herein as may be deemed appropriate in considering this proposal. I certify that all wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and all streams have been identified and delineated on site, and that all jurisdictional wetlands have been delineated in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual and appropriate regional supplement(s). I grant permission to the agencies responsible for authorization of this work, or their duly authorized representative, to enter the project site for inspection purposes during working hours. I will abide by the conditions of all permit(s) or license(s) if issued and will not begin work without the appropriate authorization. I also certify that the proposed works are consistent with Maryland's Coastal Zone Management Plan. All information, including permit applications and related materials, submitted to MDE may be subject to public disclosure consistent with the Maryland Public Information Act, §4-101 et seq., General Provisions Article of the Maryland Code and the Freedom of Information Act, 5 USC Section 552 et seq. Pursuant to Clean Water Act Section 404(o), 33 USC 1344 (o), permit applications and permits will be available to the public. I understand that I may request that additional required information be considered confidential under applicable laws. I further understand that failure of the landowner to sign the application will result in the application being deemed incomplete.

LANDOWNER MUST SIGN:  DATE: 1/30/2025

PRINTED NAME OF LANDOWNER Kimberly Clark Mayor & City Council of Baltimore  
c/o Baltimore Development Corporation  
Attn: Kimberly Clark

**Authorities:** Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers, 33 CFR 320-332. **Principal Purpose:** Information provided on this JPA will be used in evaluating the application for a permit. **Routine Uses:** This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice. **Submission of requested information is voluntary, however, if information is not provided, the permit application cannot be evaluated nor can a permit be issued.**

**State Authorities:** Nontidal Wetlands Protection Act, Md. Ann. Code, Envir., Title 5, Subtitle 9; Waterway Construction, Md. Ann. Code, Envir., Title 5, Subtitle 5; Tidal Wetlands Act, Md. Ann. Code, Envir., Title 16.

**BEST MANAGEMENT PRACTICES VERIFICATION:** I verify that my project will meet all Endangered Species Act Best Management Practices and Time of Year Restriction applicable to work in tidal waters and wetlands as required by the MDSPGP (see Section VII, General Conditions #14-15).

Yes     No     Unknown

Refer to the application instructions and the MDSPGP for additional information regarding these Best Management Practices.

I am the property owner/applicant and do not want to be contacted by MDE. All correspondence should occur with my authorized agent /principal contact designated in Section 3, located on the 1st page of this application. (By initializing the box, you are acknowledging that you will not receive any correspondence directly from MDE ). I understand a copy of MDE's final decision regarding this application will be sent to me. This opt-out option does not apply to the U.S. Army Corps' correspondence, which will continue to be with the applicant/permittee.

## **WHERE TO MAIL APPLICATION**

Maryland Department of the Environment  
Water and Science Administration  
Regulatory Services Coordination Office  
1800 Washington Boulevard, Suite 430  
Baltimore, Maryland 21230  
Telephone: (410) 537-3752  
1-800-633-6101

### **BEFORE YOU MAIL... DON'T FORGET...**

- **SIGN AND DATE THE APPLICATION. THE LANDOWNER MUST SIGN.**
- **SEVEN (7) COPIES OF ALL DOCUMENTS (APPLICATION, PLANS, MAPS, REPORTS, ETC.) MUST BE RECEIVED TO BEGIN OUR REVIEW.**
- **INCLUDE SEVEN (7) COPIES OF A VICINITY MAP (LOCATION MAP) WITH THE PROJECT SITE PINPOINTED.**
- **PAYMENTS: SEND THE CORRESPONDING APPLICATION FEE ALONG WITH A COPY OF THE FIRST PAGE OF THE APPLICATION TO:**

**MARYLAND DEPARTMENT OF THE ENVIRONMENT  
P.O. BOX 2057, BALTIMORE, MD 21203-2057  
PCA: 13910 OBJ: 4142**

- **FOR FURTHER INSTRUCTIONS, PLEASE REFER TO OUR WEBSITE <https://mde.maryland.gov/programs/water/WetlandsandWaterways/Pages/index.aspx>**

### **SUPPLEMENTAL INFORMATION TO BE INCLUDED ON PLANS, DRAWINGS, OR VICINITY MAPS**

In addition to the information indicated on the previous pages, you should include the following on the 8 1/2 x 11 site plans and any blueprints you have submitted:

1. Delineation of any wetland buffers or expanded buffers, clearly marked and differentiated.
2. Location of mitigation area, if proposed on the same site as the project.

Note: If you are proposing a complex project you may wish to submit engineering blueprints of your project with the application form to expedite review.

Mitigation Location Map: If you are proposing that nontidal wetland mitigation be done at a different location than the proposed project, you should submit a map showing the location of the mitigation site in relation to the proposed nontidal wetland losses.

### **DELINEATION OF WETLANDS, OTHER SPECIAL AQUATIC SITES, AND OTHER WATERS**

Applications must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and streams on the project site. Wetland delineations must be prepared in accordance with the current wetland delineation manual and appropriate regional supplement published by the Corps. Wetlands must be shown on all plans submitted with the application. All wetlands on site must be delineated and shown on the overall site plan. 8½ x 11 inch plans with topography showing relation of the wetlands and project impacts must be submitted. Copies of the wetland reports and data sheets used in making the determination must be included with your application submittal.

## Regulatory Agencies

### Federal Permits

U.S. Army Corps of Engineers  
Baltimore District  
Attention: CENAB-OPR  
2 Hopkins Plaza  
Baltimore, MD 21201  
Telephone: (410) 962-3670  
Email: NAB-Regulatory@usace.army.mil

### Coastal Zone Consistency Statement

MD Dept. of the Environment  
Water and Science Administration  
Wetlands and Waterways Protection Program  
1800 Washington Blvd, Ste 430  
Baltimore, MD 21230  
Telephone: (410) 537-3745

### State Authorizations

MD Dept. of the Environment  
Water and Science Administration  
Tidal Wetlands Division  
1800 Washington Blvd, Ste 430  
Baltimore, MD 21230  
Telephone: (410) 537-3837

MD Dept. of the Environment  
Water and Science Administration  
Nontidal Wetlands and Waterways  
Division  
1800 Washington Blvd, Ste 430  
Baltimore, MD 21230  
Telephone: (410) 537-3571

## Wetlands and Waterways Protection Program: Checklist for **Floodplain**, Waterway or Nontidal Wetland Applications

Processing Fee Enclosed

Exempt from Processing Fee

Applicant's name, mailing address, telephone number, email address and fax number

Authorized agent's (or primary contact and other contact) names, mailing addresses, telephone numbers, email addresses and fax numbers

Any existing authorization numbers or previously assigned numbers

General description of project purpose and proposed activity.

The name of the city or town, waterbody, and county where the project is located

Clear directions to project site

Latitude and longitude from a central location within the project limits

Wetland, Waterway/Stream, Buffer, Floodplain Description

Itemized calculation of all permanent and temporary wetland, stream, buffer, floodplain impacts

A delineation report of the area of all wetlands and buffers on the site and associated wetland data sheets. The report map should include the location of all streams, 100-year floodplains, open water and other surface waters on the site the limits of Chesapeake Bay Resource Protection Areas (RPAs), Wetland types should be noted according to their Cowardin (USFWS-National Wetlands Inventory) classification or similar terminology.

Description of How Impacts were Avoided or Reduced

N/A  Mitigation Proposal, if applicable

## Plans

- A detailed vicinity map of the project area, including the project boundary. The map should identify the project site, property boundaries, and adjacent property owners
- Plans showing distance of all proposed structures to all contiguous property lines and any appropriate County or State property line building restriction setbacks, right-of-ways and/or easements
- A plan view depicting existing and proposed conditions and structures. All plan view sketches should include, but are not limited to: north arrow; existing and proposed contours and/or grades; limit of surface water areas; ebb and flow direction of all water bodies (e.g., streams, tidal waters); applicant name and address; all horizontal dimensions of all proposed structures and impacts, existing conditions of the project site which includes all existing structures at or near the project site including neighbors; existing areas of wetland vegetation or mapped wetlands and buffers; the project boundary and a boundary demarcating the limits of disturbance. A section view showing existing and proposed conditions and structures.
- A description of construction access and methodology and a proposed construction schedule, with an estimated completion date
- N/A  Description of stabilization for temporary impacts
- ALL Non-Tidal Projects:** Large-sized impacts map (at a scale no smaller than 1" = 200'); use match lines if the entire site cannot fit on one sheet at this scale

## Inner Harbor Park and Promenade Redevelopment Project Description

### **PROJECT SUMMARY**

**Harborplace, Baltimore** is “One of the supreme achievements of large-scale urban design and development in U.S. history” according to the American Institute of Architects. MCB HP Baltimore LLC (“MCB”) has secured approvals to reimagine Baltimore’s Inner Harbor as a vibrant, mixed-use destination through the revitalization of approximately fourteen (14) acres of existing public park and promenade, the addition of over four (4) acres of new public space, and delivery of over 1.4 million square feet of privately owned commercial, retail, and residential space along the Inner Harbor waterfront. The Project is anticipated to catalyze growth in downtown Baltimore and restore its Inner Harbor as one of the foremost examples of sustainable waterfront development in the world. More information can be found at [www.ourharborplace.com](http://www.ourharborplace.com).

The Project impacts 23.93-acres of public space bounded by Pratt Street to the North, Key Highway to the South, Light Street to the West, and the Inner Harbor Basin to the East. Project marine improvements include reconstruction and realignment of the existing sheet pile bulkhead, raising landside grade elevations to increase coastal resiliency from sea-level rise and extreme storm events, a reduction of water coverage from fixed structures and pile area through select removal of existing promenade, incorporation of approximately 24,800 SF of floating wetlands in partnership with the National Aquarium, construction of approximately 8,850 SF of living shoreline to provide ecological and water quality improvements, improved vessel docks and mooring opportunities, and creation of a fully accessible upper fixed promenade and lower floating promenade connected by pedestrian gangways making the site universally accessible. The Project seeks to improve Baltimore’s historic waterfront for the next century of use.

### **PROJECT PURPOSE**

The purpose of the proposed project is to:

- Improve public access and connectivity to the water;
- Provide structural improvements for increased coastal resiliency and flood protection: new bulkhead and raised site elevations;
- Maintain current maritime functions: daily use, events (e.g. fleet week), and historical ship display;
- Improve maritime infrastructure and amenities for transient vessel tourism;
- Improve public access to maritime transportation;
- Improve water-based recreational and educational opportunities;
- Introduce additional floating wetlands to create habitat, improve water quality and expand on National Aquarium wetlands.

Based on the economic impact analysis performed for the project, economic benefits of the proposed Project include:

Construction:

- Generate more than \$2.1 billion in economic activity in Baltimore;
- Create over 11,000 jobs earning over \$850 million in labor income; and
- Generate an estimated \$96.3 million in state and local government revenues.

Operation:

- Annually create or support over \$500 million in economic activity in Baltimore;
- Support over 2,500 jobs earning over \$200 million in labor income; and
- Annually generate an estimated \$15.7 million in Baltimore City government revenues.<sup>[1]</sup>

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<sup>[1]</sup> “The Economic and Workforce Development Impacts of the Baltimore City Harborplace Redevelopment Project” prepared by the University of Baltimore Jacob France Institute, Richard Clinch, Director

# PROPOSED IMPROVEMENTS – OVERALL PLAN



## **PROJECT DETAILS**

### **SOUTHERN PROMENADE**

#### **Existing Conditions** (Sheets 4-5)

- 998' long mortared granite and riprap hardened shoreline revetment

#### **Proposed Conditions** (Sheets 24-25)

- Install marine grade wire mesh planter modules (7' long x 4' wide each, installed adjacent to one another) on top of the existing mortared granite and riprap revetment along the entire 998' shoreline (6,985 SF total planter module area), 5' max channelward of existing MHW. Planter modules to be attached to existing shoreline revetment using stainless steel wedge anchors and filled with No. 57 stone and sand blend planting media (170 CY total).
- Existing Rusty Scupper Pier to receive substructure pile repairs (maintenance).

### **ECOLOGICAL OVERLOOK**

#### **Existing Conditions** (Sheet 6)

- 182'-5" long x 33'-0" wide trapezoidal shaped fixed platform (5,840 SF) and supporting 12" diameter timber piles to be demolished and removed.

#### **Proposed Conditions** (Sheet 26)

- Install 210 LF of new steel sheet pile bulkhead 18" channelward of the existing bulkhead.
- Install 214 LF of new steel sheet pile bulkhead landward of the existing bulkhead.
- Remove upland area landward of existing bulkhead / MHW (1,650 CY excavation) to create 1,505 SF of tidal marsh plantings and 1,180 SF of riprap slope using 805 CY of Class 2 riprap, 35 CY of Class 3 riprap, and 110 CY of marsh fill, all 18" max channelward of existing MHW (behind the new channelward bulkhead).
- Ecological Overlook: Construct new fixed pier, max 50' width (3,230 SF total), mostly landward of existing MHW (72 SF channelward of existing MHW), all 5' max channelward of existing MHW.

### **WEST SHORE, CRUISE PIER, & LIGHT AT PRATT (Ecological Overlook to Pier 1)**

#### **Existing Conditions** (Sheets 7-10)

- 1,550' long x 27'-2" to 38'-6" wide fixed promenade (44,910 SF) and supporting 12" diameter timber piles to be demolished and removed.
- Eight (8) existing fender piles (Light at Pratt) to be demolished and removed.
- Existing Cruise Pier consisting of three (3) 144'-9" long x 21' wide finger piers attached to a 229' long x 20'-8" wide base pier, connected to the existing promenade by a 35'-5" long by 21' to 64' wide pier (15,320 SF total) and supporting 12" diameter timber piles to be demolished and removed.
- Eight (8) existing timber dolphin pile groups located between Cruise Pier finger piers to be demolished and removed.

#### **Proposed Conditions** (Sheets 27-29)

- Install 741' of new steel sheet pile bulkhead 18" to 66" channelward of the existing bulkhead (from Ecological Overlook to Conway Pier).
- Install 139'-9" of new steel sheet pile bulkhead landward of the existing bulkhead (behind Conway Pier)
- Install 677'-3" of new steel sheet pile bulkhead landward of the existing bulkhead (Conway Pier to Pier 1).
- Upper Promenade Fixed Structure (Ecological Overlook to Conway Pier): Construct new 741' long x 4'-8" to 9' wide fixed structure (4,260 SF total), 9' max channelward of existing MHW.
- Lee Street Pier: Construct new 32'-6" long x 25' wide fixed pier (800 SF), 32'-6" max channelward of proposed MHW (41'-6" max channelward of existing MHW).

- Lower Promenade Floating Dock: Construct new 620'-4" long x 15' to 75' wide floating dock (17,305 SF), 81' max channelward of proposed MHW (85'-8" max channelward of existing MHW).
- Fixed Platforms for gangway connections:
  - Fixed Platform A: Construct new 23'-6" long x 12' wide irregular shape fixed platform (308 SF), 23'-6" max channelward of proposed MHW (28'-2" max channelward of existing MHW).
  - Fixed Platform B: Construct new 15' long x 12' wide fixed platform (180 SF), 24'-6" max channelward of proposed MHW (29'-2" max channelward of existing MHW).
  - Fixed Platform C: Construct new 23'-6" long x 16' to 21' wide fixed platform (425 SF), 23'-6" max channelward of proposed MHW (28'-2" max channelward of existing MHW).
  - Fixed Platform D: Construct new 18' long x 15' wide fixed platform (270 SF), 47'-8" max channelward of existing/proposed MHW.
- Conway Pier: Construct new 139'-9" long x 100' wide fixed pier (13,975 SF), 100' max channelward of existing/proposed MHW.
- Upper Promenade Fixed Platform (Conway Pier to Pier 1): Construct new 677'-3" long x 29'-8" to 42'-8" wide fixed platform (20,230 SF total), 42'-8" max channelward of existing/proposed MHW.
- Floating Day Docks: Construct new 230' long x 10' wide floating dock (2,300 SF), 62'-8" max channelward of existing/proposed MHW.
- Floating Dock for Gangway Landing to Floating Day Docks: Construct new 15' long x 18' wide floating dock (270 SF), 52'-8" max channelward of existing/proposed MHW.
- New Gangways:
  - Gangway A: 75' long x 8' wide
  - Gangway B: 70' long x 8' wide
  - Gangway C: 75' long x 8' wide
  - Gangway D: 85' long x 8' wide
  - Gangway E: 85' long x 8' wide
  - Gangway F: 55' long x 8' wide
  - Gangway G: 80' long x 8' wide

### **PIER 1 & NORTH SHORE (Pier 1 to Pier 3)**

#### **Existing Conditions** (Sheets 11-14)

- 103' long x 33'-10" wide fixed promenade at the base of Pier 1 (3,475 SF) and supporting 12" diameter timber piles to be demolished and removed.
- 238' long x 33'-8" to 38'-10" wide fixed promenade east of Pier 1 and west of WTC (8,840 SF) and supporting 12" diameter timber piles to be demolished and removed.
- 199'-3" long x 31'-2" wide fixed promenade east of WTC and west of Pier 3 (5,980 SF) and supporting 12" diameter timber piles to be demolished and removed.
- 128' long x 20' to 25' wide (2,735 SF) Paddle Boatdock floating dock with 27'-2" long x 6'-7" wide gangway west of WTC to be relocated.
- 80' long x 20' wide (1,600 SF) Paddle Boatdock floating dock with 25'-1" long x 6'-7" wide gangway east of WTC to be relocated.

#### **Proposed Conditions** (Sheets 30-33)

- Install 103 LF of new steel sheet pile bulkhead landward of the existing bulkhead (behind Pier 1).
- Install 238 LF of new steel sheet pile bulkhead landward of the existing bulkhead (from Pier 1 to WTC).
- Install 157 LF of new steel sheet pile bulkhead landward of the existing bulkhead (between WTC and Pier 3).
- Promenade Fixed Platform (at base of Pier 1): Construct new 103' long x 33'-10" wide fixed platform (3,475 SF), 33'-10" max channelward of existing/proposed MHW.
- Promenade Fixed Platform (Pier 1 to WTC): Construct new 238' long x 33'-5" to 38'-2" wide fixed platform (8,840 SF), 38'-2" max channelward of existing/proposed MHW.

- Promenade Fixed Platform (WTC to Pier 3): Construct new 199'-3" long x 31'-4" wide fixed platform (6,015 SF), 31'-4" max channelward of existing/proposed MHW.
- Install relocated 208' long x 20'-0" to 25'-0" wide (4,335 SF total combined) Paddle Boatdock floating docks, 283' max channelward of existing/proposed MHW.
- Floating Dock for Gangway Landing to relocated Paddle Boatdock: Construct new 30' long x 11'-6" wide floating dock (345 SF).
- New Gangway H: 70' long x 7' wide
- Historic Ship Walk: Construct new 8'-6" to 36' wide fixed pier boardwalk (12,690 SF) to extend the promenade around WTC, 160' max channelward of existing/proposed MHW.
- Existing Pier 1 to receive substructure pile repairs (maintenance).
- Existing Pier 3 to receive substructure pile repairs (maintenance).

### **STORM DRAIN OUTFALLS**

- Southern Promenade
  - Existing 36", Existing 42" to remain (not impacted)
- Ecological Overlook
  - Existing 21" to be extended through new bulkhead, max 2' channelward
- West Shore & Light at Pratt
  - Existing 60", New 18", Existing 48", New 18" to be extended through new bulkhead, max 2' channelward
  - New 18", Existing 36", New 24", New 24", Existing 90", New 24", New 18", Existing 54", New 24" to be extended through existing bulkhead, max 2' channelward
- North Shore
  - New 18", Existing 42", New 24", Existing 54" to be extended through existing bulkhead, max 2' channelward

### **NON-WATER DEPENDENT STRUCTURES**

- West Shore
  - Demolish and remove two (2) existing buildings on Cruise Pier (180 SF & 140 SF).
- North Shore
  - Four (4) existing structures to remain on relocated Paddle Boatdock floating docks (255 SF, 225 SF, 225 SF, & 200 SF).

### **FLOATING WETLANDS**

- Install up to thirteen (13) Floating Wetland cells as shown on plans, ranging in size from 468 SF to 4,095 SF, 225' max channelward of existing/proposed MHW. Total area of new floating wetlands max 24,806 SF.

## **AVOIDANCE & MINIMIZATION OF IMPACTS SUMMARY**

In response to comments from Maryland Department of the Environment on the initial concept design received during the September 10, 2025 Pre-Application Meeting, the following reductions in proposed impacts have been made:

- Reduced the proposed width of the majority of the Lower Floating Promenade from 18 FT to 15 FT. Docks are designed for docking transient vessels, docking event ships (e.g. Fleet Week), and to serve as a lower level of public promenade. This minimum width is required to accommodate for ADA compliant access for two-way pedestrian traffic along with space for mooring hardware and safety buffer due to close proximity to the water. The length is designed to provide for docking of large vessels during events (event ships with Length Overall ~400 FT);
- Removed the proposed 2,872 SF Surf Pool Pier;
- Reduced the proposed width of the majority of the Historic Ship Walk boardwalk from 14 – 20 FT to 8.5 – 16 FT. Also removed the additional outer loop that consisted of floating docks. The structure is now entirely fixed pier with no floating dock components. The purpose of this boardwalk is to provide continuous waterside connection where there is currently no waterfront promenade;
- Relocating existing floating docks used for recreational paddle boats in place of constructing new floating docks;
- Reduced the proposed non-water dependent building structures from 6 to 3, and then again from 3 to none.

Other reductions in proposed impacts that have been made in the current design include:

- Reduced the proposed length of the Lee Street Pier from 105 FT to 32.5 FT, reducing footprint from 3,460 SF to 800 SF. This pier also doubles as a gangway landing for the adjacent floating dock to avoid the need for another fixed platform;
- Removed an 18 FT wide fixed pier boardwalk that connected the Lee Street Pier with the Ecological Overlook;
- Reoriented the design of the Floating Day Docks (north of Conway Pier) to one linear 230 FT x 10 FT (2,300 SF) floating dock instead of 4,435 SF finger piers;
- Area of floating wetlands has been reduced from 34,585 SF to 24,806 SF.
- The proposed Ecological Overlook and associated new open water / planting area will mostly be constructed landward of existing MHW. Only 72 SF of the structure will be channelward of existing MHW.



VICINITY MAP

**NOTE:**

BACKGROUND TAKEN FROM NOAA CHART 12281, 57TH ED., NOV. 27, 2018 LAST CORRECTION 2/12/2024. CHART DATUM MEAN LOWER LOW WATER. SOUNDINGS IN FEET.

**APPLICATION BY:**

MCB HP BALTIMORE LLC  
2002 CLIPPER PARK ROAD, SUITE 105  
BALTIMORE, MD 21211



**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND

DATE: 2025-11-21



700 Red Brook Boulevard, Suite 300  
Owings Mills, MD 21117  
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CONSULTANTS

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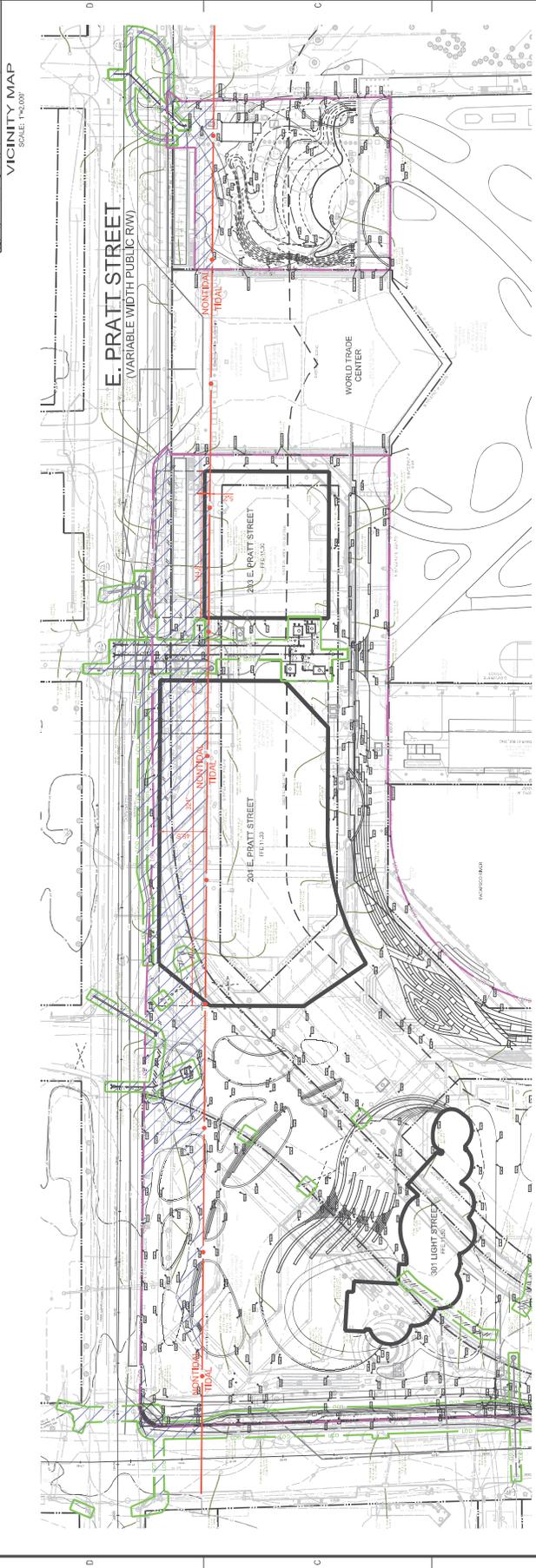
**PROJECT IDENTIFICATION**  
INNER HARBOR  
PARK AND PROMENADE  
BALTIMORE, MD 21202  
WARD 4, SECTION 11  
WARD 22, SECTION 1  
BLOCK 880  
LOTS 1, 3, 7, 7B, 8, 8, & 10

NO.	DATE	DESCRIPTION	BY

**ISSUE BLOCK**  
PROJECT NO: 3023148  
SCALE: 1"=50'  
DATE: 01.16.23  
DESIGNED BY: TJS  
CHECKED BY: KPT  
APPROVED BY: AHP  
COPYRIGHT: STV INCORPORATED

**SHEET TITLE**  
NON-TIDAL  
IMPACT PLAN

C-101  
1 of 1



**LEGEND**

- LOD PRIVATE LIMIT OF DISTURBANCE
- LOD PUBLIC LIMIT OF DISTURBANCE
- NON-TIDAL FLOODPLAIN
- ▨ IMPACTED AREA WITHIN NON-TIDAL FLOODPLAIN

**GENERAL NOTES**

- NON-TIDAL FLOODPLAIN LIMITS WERE TAKEN FROM FEMA FLOOD INSURANCE MAP PANEL 240087001BG (DATED 6/16/21)
- ALL ELEVATIONS ARE IN BALTIMORE CITY VERTICAL DATUM.
- EXISTING ELEVATIONS ARE BASED ON A FIELD SURVEY PERFORMED BY STV INCORPORATED IN MARCH 2023. PROPOSED ELEVATIONS ARE BASED ON CURRENT DESIGN DOCUMENTS AND ARE SUBJECT TO MINOR MODIFICATIONS AS THE DESIGN EVOLVES.
- SQUARE FOOTAGE OF IMPACTED AREA IN NON-TIDAL FLOODPLAIN: 56,731 SF OR 1.32 AC
- EARTHWORK WITHIN IMPACTED AREA IN NON-TIDAL FLOODPLAIN: 1,285 CY

Scale: 1"=50'